



Attachment A PROPERTY AT A GLANCE



Valley View Apartments FHA #: 092-EH043

ADDRESS: **200 Tenth Ave East
Lamberton, MN 56152**
COUNTY: **Redwood**

EARNEST MONEY: **\$25,000** SALES PRICE: **Unstated Minimum**
TERMS: **"All Cash- As Is"; 30 calendar days to close**
LETTER OF CREDIT: **\$26,200** SALE: **Foreclosure**

PROJECT INFORMATION

Total Units	Residential	Commercial	Foundation:	Concrete Block
36	Revenue 36		Roof:	Asphalt Shingles
	Non-Revenue		Exterior:	Brick/Stucco/Cedar Siding
Building/Site Type Mid-Rise Elevator			Floors/Finish:	Carpet and Vinyl

Number of Buildings	Stories	Year Built	Rehab Year	Approximate Site Acreage	Approximate Net Rentable Area
1	3	1980		1.15	21,092

Mechanical Systems

Heating:		Air Conditioning	
Fuel Gas		Sleeves	
System Central		Windows Screen/Storm	
Hot Water:			
Fuel Gas			
System Central			

Utilities

Public Water	<input checked="" type="checkbox"/>
Gas Main	<input checked="" type="checkbox"/>
Electric	<input checked="" type="checkbox"/>
Sanitary Sewer	<input checked="" type="checkbox"/>
Storm Sewer	<input type="checkbox"/>
Septic Tank	<input type="checkbox"/>

Parking

Street	Asphalt
Curb	Concrete
Sidewalk	Concrete
Parking Lot	Asphalt
Parking Spaces	1 Lot
	39

Apartment Features

<input checked="" type="checkbox"/>	Exh/ Fan Kitchen
<input checked="" type="checkbox"/>	Microwave
<input checked="" type="checkbox"/>	Refrigerator
<input type="checkbox"/>	Garbage Disposal
Elec	Range/Oven
<input checked="" type="checkbox"/>	Drapes/Blinds

Community Features

<input type="checkbox"/>	Garage
<input type="checkbox"/>	Covered Parking
<input checked="" type="checkbox"/>	Laundry Facility
<input type="checkbox"/>	Cable TV Hookup
<input type="checkbox"/>	Playground
<input type="checkbox"/>	Pool
<input checked="" type="checkbox"/>	Community Space

Owner Expense

Water/Sewer
Gas
Refuse Removal

Tenant Expense

Electricity

OCCUPANCY

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	42%	42%	42%	42%	42%	42%						
2012	47%	44%	44%	44%	42%	42%	42%	42%	42%	42%	42%	42%

ESTIMATED ANNUAL RENTAL INCOME and EXPENSE:

# of Units	Type (# of Bdrs)	Approx Square Feet	Current Gross Rent (Contract Rent plus UA)	Estimated Utility Allowance (UA)	After Sale Contract Rent (excluding UA)	Total After Sale Contract Rent (excluding UA)	Total Estimated/Possible Annual Income	
35	1 Bdr	573-655	\$639	29	\$610	\$21,350	Rent	\$265,008
1	2 Bdr	678	767	33	734	734	Commercial	1,680
							Parking	
							TOTAL	\$266,688
							Estimated Annual Expenses	
							Administrative	\$26,703
							Utilities	36,489
							Operating	34,591
							Taxes/Insurance	29,740
							Reserve/Replace	10,800
							O & M Maintenance	800
							Total	\$139,123
Estimated/Possible Monthly Total						\$22,084		

COMMENTS CONCERNING PROJECT INFORMATION:

A Housing Payment Contract (HAP) will be provided to the High Bidder prior to Closing. Project based assistance is predicated on the availability of funds.

HUD does not own or operate the Property and cannot grant access for viewing. Viewing is at the discretion of the Owner/Management Agent. Property Manager: Alyssa Johnson 612-701-7058

Any questions related to the after-sale, HUD required repairs are to be directed to: Terry Barnes, Construction Analyst at (817) 978-5805 or via email at: terry.a.barnes@hud.gov.

In 2007, Minnesota made significant changes to the Elevator Code including a number of retroactive codes. Please check the following sources for information: www.dli.MN.gov/CCLD/elevator.asp & www.dps.state.MN.US/fmarshal/html. State Fire Marshal phone numbers 651-248-5005 & 800-342-5354. Potential investors should also check the Minnesota Department of Public Safety Carbon Monoxide Alarm Requirement and potential needs as related to this property. The Repair Requirements listed on the HUD 9552 & Work Write-up do not address repairs that may be required for compliance with the Elevator Code or the Carbon Monoxide Alarm Requirements.

Due diligence should be performed in advance of submitting a bid. While care has been exercised to ensure accuracy, all information provided is solely for the purpose of permitting parties to determine whether or not the Project is of such type and general character as to interest them in its purchase. HUD makes no warranty as to the accuracy of such information.

USE RESTRICTIONS

20 Years affordable rental housing.

Two-year rent protection for eligible residents.

PROJECT BASED SECTION 8

A Housing Payment Contract (HAP) will be provided to the Purchaser prior to Closing. Predicated on the availability of funds, assistance will be available for eligible residents in 36 units at the Project. Bidders are cautioned that payments under the HAP Contract may not start for qualifying units immediately after Closing. However, HAP units must meet HUD's Physical Condition Standards within 180 calendar days of Closing. HUD will inspect these units to ensure compliance. Bidders are urged to review the Project Based Section 8 Assistance Rider, the HAP Contract and Use Agreement and Riders to obtain a complete understanding of the requirements and conditions of the Foreclosure Sale. Prior to receipt of the subsidy payments, Purchaser may not charge eligible tenants, who are slated to receive Section 8, more than the amount of Total Tenant Payment the tenant would be required to pay under Section 8 program. In addition, some tenants may have to be temporarily relocated due to HUD required repairs. HUD has already accounted for these and other costs in this Project's disposition process. Therefore, HUD is not obligated to make any monetary adjustments to cover any costs that may be incurred by the Purchaser. Bidders should compute their bids accordingly.

TERMS OF SALE

- This is an "All-Cash" – "As-Is" sale. HUD is not providing financing for this sale. Payment of the full bid price must be presented at Closing.
- No consideration will be given to a bid submitted by any party currently suspended or debarred from participating in HUD programs. As provided for in 24 C.F.R. Part 27, the defaulting mortgagor, or any principal, successor, affiliate, or assignee on the mortgage at the time of default shall not be eligible to bid on or otherwise purchase this Project. ("principal" and "affiliate" are defined at [24 C.F.R. § 200.215](#).)
- Bids for this Project will only be considered for acceptance if properly submitted by following the bidding instructions which includes but is not limited to submitting the Earnest Money Deposit, forms and statements as required in the Invitation. High Bidder will be reviewed to determine if qualified to purchase, own and manage the Project.
- The High Bidder must certify to HUD that any/all projects that are owned by the bidder or its affiliates and are located in the same jurisdiction (City or Town) where the Project is located are in substantial compliance with applicable state and local housing statutes, regulations, ordinances and codes. See Attachment G, Certification of Substantial Compliance.
- High Bidder has the option to file the required Previous Participation Certification (Form HUD-2530) in electronic or paper format. **For questions concerning APPS contact the Multifamily Housing Systems Help Desk at 1-800-767-7588. For questions concerning Secure Systems contact the REAC Help Desk at 1-888-245-4860.**
- Repairs estimated at \$104,918, must be completed to HUD's satisfaction within 12 months of Closing. Refer to the Use Agreement, Rider 1 of 8, "Required Rehabilitation" and Attachment E for more information.
- Closing is to be held thirty (30) calendar days after HUD notifies the High Bidder that they are qualified to purchase the Project being offered.
- If HUD approves an extension of the Closing, the Purchaser must pay a fee which is the greater of 1.5% of the bid price or HUD's holding costs of \$40.80 per unit per calendar day for each thirty (30) calendar day period.
- The Use Agreement will include the following Riders: Required Rehabilitation, Affordability of Units, Two-Year Rent Protection for Pre-existing Very Low-income Tenants, Nondiscrimination Against Section 8 Certificate Holders and Voucher Holders, Relocation, Project-Based Section 8 Assistance, Reserve Fund for Replacement Account, Environmental Hazards.

PROSPECTIVE BIDDERS SHOULD READ AND THOROUGHLY UNDERSTAND ALL INFORMATION PROVIDED HEREIN AND IN THE BID KIT PRIOR TO SUBMITTING A BID.

INFORMATION AND BID KIT

INFORMATION and BID KIT may be viewed or printed at

http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/pd/mfplist.

You may also sign up for our electronic mailing list at

<http://www.hud.gov/subscribe/signup.cfm?listname=Multifamily%20Property%20Disposition&list=mfpd-l>. If you do not have access to the internet or cannot download a PDF file, you may contact the Realty Specialist identified below to obtain a copy of the bid kit.

Bids for Valley View Apartments:

MUST BE PRESENTED ON: August 1, 2013

At: 12:00 pm (local time)

Location of Foreclosure Sale:
Redwood County Sheriff's Office
Law Enforcement Center (Lobby)
303 East 3rd Street
Redwood Falls, MN 56283

HUD Office and Contact Information for submission of documents:

Fort Worth HUD Office
Multifamily Property Disposition Center, 6AHLAT
801 Cherry Street, Unit #45, Ste. 2500
Fort Worth, TX 76102

Realty Specialist: Brigitte Banks

Phone: (817) 978-5815

Fax: (817) 978-6019

Email: Brigitte.L.Banks@hud.gov

INSPECTION OF PROJECT

HUD does not own or operate this facility and cannot grant access for viewing. Viewing is at the discretion of the current owner. Contact for viewing: Property Manager, Alyssa Johnson (612)701-7058. No Open House has been scheduled for this sale.